



ZONING BOARD OF ADJUSTMENT

**MONDAY, SEPTEMBER 29, 2025, AT 5:30 PM
LON C. HILL CONFERENCE ROOM
502 E. TYLER AVENUE
HARLINGEN, TEXAS**

This is not a Meeting of the Harlingen Elective Commission; however, a quorum of the City Commission may be present. Other City Board members may also be present.

Notice is hereby given of a regular meeting of the Zoning Board of Adjustment of the City of Harlingen, Texas, to consider the following:

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE/WELCOME

CONFLICT OF INTEREST

Under State Law a conflict of interest exists if an advisory board member or certain members of that person's family has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?

CITIZEN COMMUNICATION

At this time, the public is invited to address the Board and speak on any matter not specifically listed for public hearing elsewhere on this agenda. Please note that the Board members may not respond to comments or deliberate on topics addressed.

ACTION ITEMS/PUBLIC HEARINGS

1. Approval of Minutes: August 4, 2025
2. Public Hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach five (5) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R-1") District, located at 1114 Greenway Drive, bearing a legal description of Lot 4, Block 1, Green Acres Subdivision. Applicant: Margarito Claudio Jr.
 - a. Presentation by city staff
 - b. Public Hearing

- c. Consideration and possible action to approve the special exception request.
3. Public Hearing and presentation by city staff to consider a variance to allow an accessory structure (carport) to encroach 20 feet into the 25-foot rear yard setback and five (5) feet into the 10-foot north side yard setback in a Residential, Single-Family ("R-1") District, located at 4301 Park Bend Street, bearing a legal description of Lot 35, Block A, Water's Edge Phase II Subdivision. Applicants: Romeo & Guadalupe Armendariz.
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the variance request.
4. Public Hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach twenty (20) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R-1") District, located at 1809 Farley Street, bearing a legal description of Lot 2, Block 1, Secluded Acres Amended Subdivision No. 1. Applicant: Lupe Patina
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the special exception request
5. Public Hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach nineteen (19) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R-1") District, located at 2214 Lisa Ann Avenue, bearing a legal description of the East 29 feet of Lot 7 and the West 57 feet of Lot 8, Block 2, Citrus Terrace Unit Subdivision No. 6. Applicant: Ramon Cordero
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the special exception request
6. Public Hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach twenty (20) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R-1") District, located at 1234 Greenway Drive, bearing a legal description of Lot 9, Block 9, Green Acres Subdivision. Applicant: Antonio Lopez III
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the special exception request

ADJOURNMENT

The City of Harlingen Zoning Board of Adjustment reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.

POSTED this 23rd day of September 2025, at 4:00 p.m. in compliance with Chapter 551 of the Government Code and continuously remaining posted for at least 72 hours prior to meeting time and date.



Ana Hernandez, AICP, CNU-A
Planning and Development Director